

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Retail/Residential/Office



4 Market Place, Wallingford, Oxfordshire OX10 0EH

6,407 sq ft (595.21 sq m)

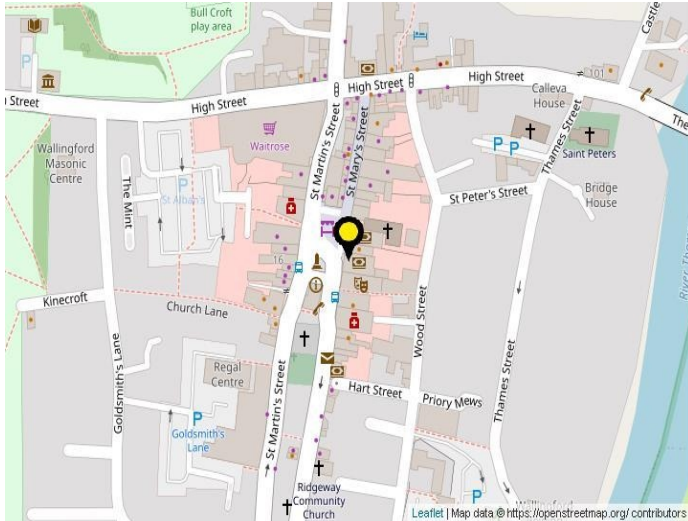
Guide Price £1,400,000 for the freehold

sales • lettings & management • commercial • development • rural

SIMMONS & SONS

www.simmonsandsons.com

Location



Wallingford is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs.

Description

For sale freehold - this attractive Grade II Listed former banking hall with upper parts, offices and rear car park for approximately 18 cars.

The main bank building is 3,877 sq ft with open plan retail banking area, offices and strong rooms. In addition, there is a self contained external store building situated at the rear with potential for residential conversion (subject to planning permission) and a vacant 3 bedroom first floor, self contained flat above the main bank building, accessed from the rear car park.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Bank / Offices	3,877	360.17
Rear Building	1,615	150.03
First Floor Flat	915	85
Total Area	6,407	595.21

EPC

The EPC rating for this property is D.

VAT

VAT is not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

Freehold For Sale with vacant possession with guide price of £1,400,000.

Business Rates

Rateable Value : £58,000

Rates Payable : £31,668

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151